

Hamstead Lodge,
Main Road, Bosham



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A detached family property,
occupying a desirable position close
to the waters of Chichester Harbour

Hamstead Lodge is a splendid home dating back to the mid-1800's with character features from various eras, including exposed timber framing, combined with modern fittings to create an attractive and appealing living space.

The heart of the home is the dining area, which acts as a welcoming entrance hall and features exposed red brick and timber framing, as well as a high ceiling with a skylight, which welcomes plenty of natural light. The generous reception room with its light timber framing, brick-built fireplace and triple aspect, includes a bay window and French doors opening to the garden. There is a well-equipped kitchen adjoining the dining room, fitted with modern wooden units to base and wall level, a breakfast bar and integrated appliances including a double oven, hob and extractor hood. The ground floor also offers three bedrooms, one of which is ideal for use as a dressing room or study, plus two bathrooms. One of the bathrooms is fitted with a walk-in bath for easy access, and doubles as a utility room with space for a washer and dryer, as well as fitted storage units. On the first floor is the converted attic which is currently used as an office and has dual skylights, as well as two eaves storage areas. This could provide a fourth bedroom, subject to the necessary planning consents.

Off the main road a short lane leads to the rear of the property and the detached garage with additional parking space towards the rear of the plot. Double gates open to the rear garden, where there is further covered parking under a bespoke double carport by a local Bosham engineering company. There is a small walled courtyard garden at the front of the house, while the rear garden has an area of lawn and a storage shed. A splendid outdoor dining and entertaining area is provided by an oak-framed, open-sided barn skilfully built using traditional construction methods with beam joints bespoke to the New Forest joiner. This has safari-style canvas curtains that can be drawn to create an enclosed space, providing shelter from the elements, with a log burner adding warmth and comfort.

1,104 sq ft (103 sq m)

2 reception rooms

3/4 bedrooms, 2 bathrooms

Garage, oak framed barn

Moments from Bosham

& Chichester Harbour

Freehold | Village

Guide price £700,000



Location

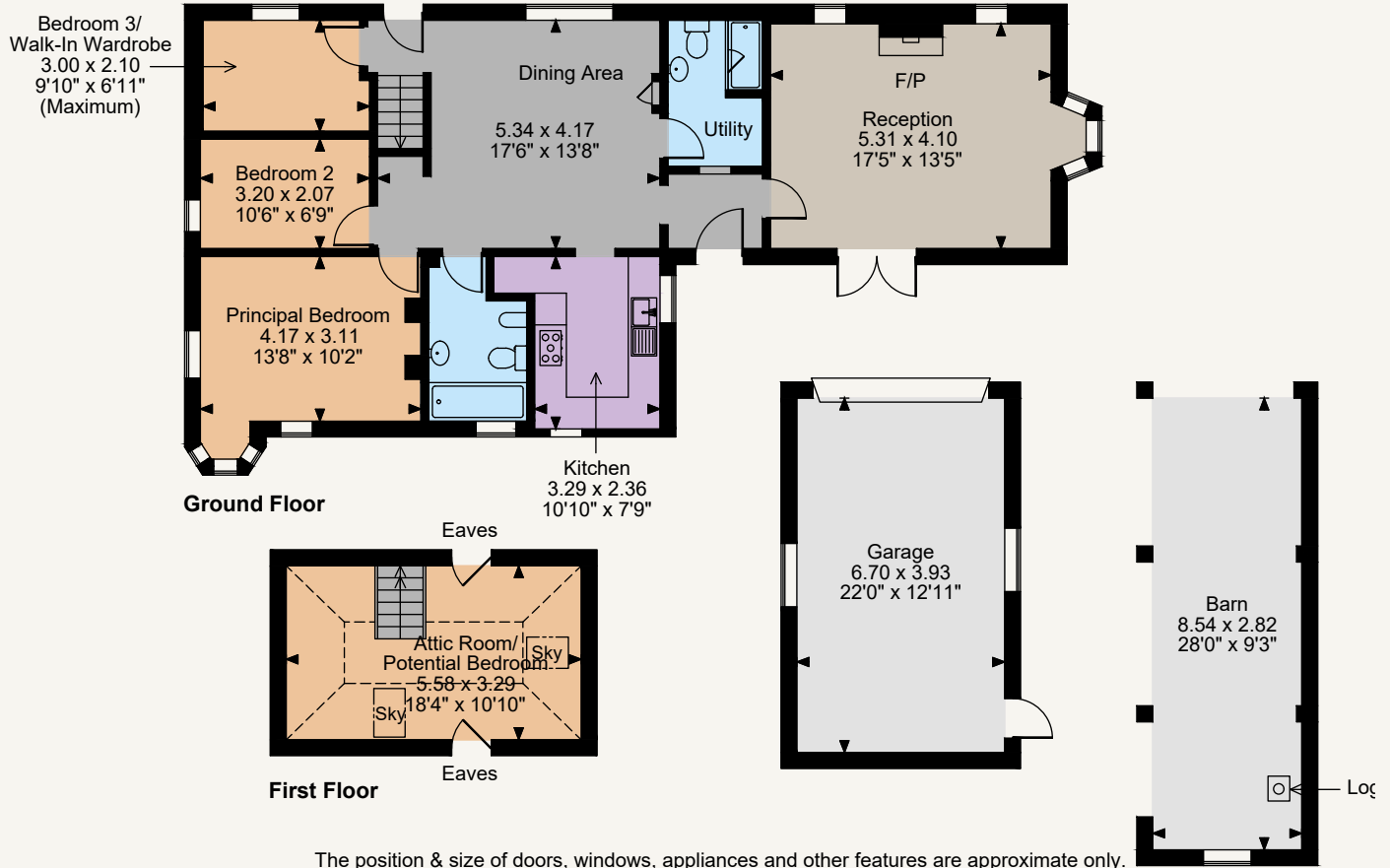
The property lies in the small village of Chidham, close to sought-after Bosham, on the edge of the Chichester Harbour Area of Outstanding Natural Beauty and south of the South Downs National Park. The village has a local pub and a primary school, while neighbouring Nutbourne has a railway station providing services to London Waterloo via Havant, and Victoria via Chichester. Bosham itself is a pretty setting with plenty of historic buildings and a quay, making it an ideal base for sailing, while there are several local amenities in the village. There is a local pub, a primary school, plus a post office and small supermarket just outside the village.

The Cathedral City of Chichester is within easy reach, with a regular bus service and offers further facilities including the renowned Festival Theatre, Pallant House Gallery, shopping and supermarkets. By road, the nearby A27 connects to Chichester and towards Brighton and the A23 to the east, and Portsmouth, the A3(M) and the M27 to the west. Excellent State and Independent schools are available in the area.

Postcode region: PO18

General

Local Authority: Chichester District Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band D
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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